

20 Stoneyhill Rise Musselburgh, EH21 6UH

OFFERS OVER £170,000



drummondmiller



- Modern, mid terraced split level bungalow
- Entrance hall, living room
- Modern fitted kitchen/diner with appliances
- Double bedroom
- Modern shower room
- Gas central heating and double glazing
- Private rear garden, parking space to front
- EPC Band D, Council tax band C

Description

Seldom available, this appealing mid terraced split level bungalow (52m sq) forms part of an established development built in the late 1980's. It enjoys a quiet and pleasant cul de sac setting which is close to the railway station, Queen Margaret University and the town centre. The property will suit a couple or single person seeking comfortable yet easily-maintained accommodation. The accommodation, all in excellent decorative order, comprises an entrance vestibule, hall with generous storage, rear facing living room, modern fitted kitchen/diner with appliances, a front facing double bedroom and finally a stylish, fully panelled, front facing shower room with modern two piece white suite and separate shower cabinet with electric shower.





Location

The popular coastal town of Musselburgh is situated on the southern shore of the Firth of Forth at the mouth of the River Esk. Leisure facilities are varied including the famous Musselburgh Racecourse, choice of golf courses, theatre, harbour, sailing, cycling, swimming pool/sports centre and modern private gymnasium. This historic town retains its original market town shape, which is now lined with numerous shops, including a choice of banks along with a wide range of supermarkets including a large Tesco. There are excellent educational facilities within the town including the Queen Margaret University. Transport links to Edinburgh include a railway station and regular bus services. Fast main roads link easily with the A1, which in turn provides access to the City Bypass, major motorway connections and Edinburgh International Airport.

Gardens and parking

There is a small open-plan front garden with storage cupboard whilst to the rear is a good sized, fully enclosed garden which has been pebbled for ease of maintenance with a rotary dryer. Residents benefit from parking spaces to the front of the property.

Extras

All fitted floor coverings, blinds, integrated electric hob, oven, cooker hood, washing machine and fridge/freezer are included within the sale price.

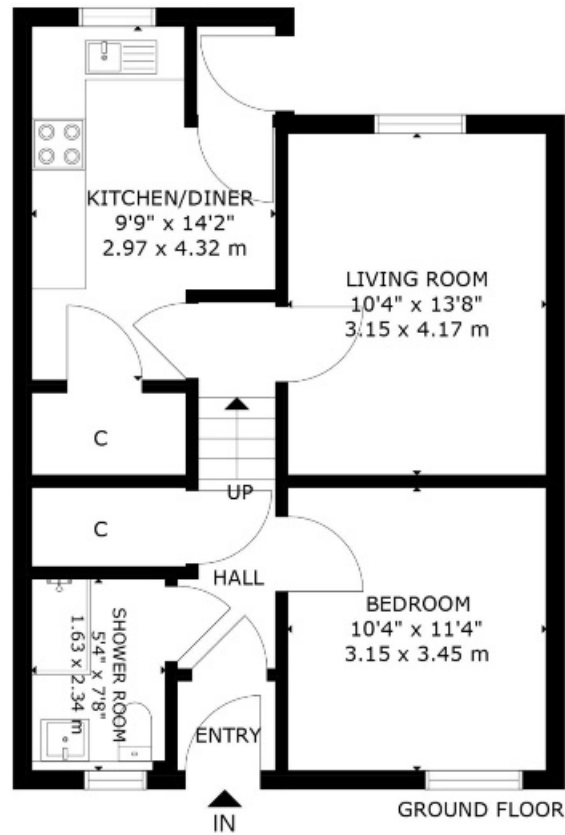
Home Report

The property has been valued at £175,000 by a surveyor and the Home Report is available from the ESPC web site.

Viewing

By appointment telephone Agents on 0131 665 3131.





20 STONEYHILL RISE, MUSSELBURGH, EH21 6UH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 567 SQ FT / 53 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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